092.0 Map | 0001 Block | 0002.0 Lot | 1 of 1 CARD | Residential | ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	741,300	/	741,300
USE VALUE:	741,300	/	741,300
ASSESSED:	741,300	/	741,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		FABYAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CORBETT JEFFREY & SUZANNE M
Owner 2:	
Owner 3:	
Street 1:	36 FABYAN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COLLINS NANCY A -
Owner 2:	LIFE ESTATE -
Street 1:	36 FABYAN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1961, having primarily Wood Shingle Exterior and 1922 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	352,800		388,500	741,300
Total Card	0.103	352,800		388,500	741,300
Total Parcel	0.103	352,800		388,500	741,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 385.69 | /Parcel: 385.6

Legal Description

User Acct 59135

GIS Ref

GIS Ref

Insp Date 09/30/16

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 092.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	352,800	0	4,500.	388,500	741,300	741,300	Year End Roll	12/18/2019
2019	101	FV	270,000	0	4,500.	394,100	664,100	664,100	Year End Roll	1/3/2019
2018	101	FV	270,000	0	4,500.	294,100	564,100	564,100	Year End Roll	12/20/2017
2017	101	FV	270,000	0	4,500.	266,400	536,400	536,400	Year End Roll	1/3/2017
2016	101	FV	262,300	0	4,500.	255,300	517,600	517,600	Year End	1/4/2016
2015	101	FV	187,400	0	4,500.	216,500	403,900	403,900	Year End Roll	12/11/2014
2014	101	FV	187,400	0	4,500.	205,400	392,800	392,800	Year End Roll	12/16/2013
2013	101	FV	187,400	0	4,500.	195,400	382,800	382,800		12/13/2012

!7473!

PRINT

Date	Time
12/10/20	22:06:24

LAST REV

Date	Time
10/04/16	11:55:13
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7473

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COLLINS NANCY A	61345-293		3/6/2013	Convenience	1	No	No		
COLLINS NANCY A	39528-36		6/2/2003	Family	1	No	No		
CORBETT DENNIS	24640-209		6/23/1994		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/25/2015	1830	Redo Bas	42,000					demo bsmt reframe
3/18/2014	241	Addition	173,345					
5/25/2010	472	Manual	10,000					REBUILD FRONT STAI
3/26/2007	172	Redo Bat	8,000					
3/16/2004	170	Redo Bat	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/30/2016	Measured	DGM	D Mann
9/30/2016	Left Notice	DGM	D Mann
9/30/2016	Permit Visit	DGM	D Mann
5/8/2015	Measured	PC	PHIL C
6/11/2014	Info Fm Prmt	PC	PHIL C
4/16/2009	Measured	197	PATRIOT
1/26/2000	Mailer Sent		
1/26/2000	Measured	276	PATRIOT
8/4/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	59135
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	5									388,499						388,500	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 388,499 | Spl Credit | Total: 388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.19630599
Const Adj.:	0.99989998
Adj $ / SQ:	125.600
Other Features:	112500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	395519
Depreciation:	42716
Depreciated Total:	352803

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

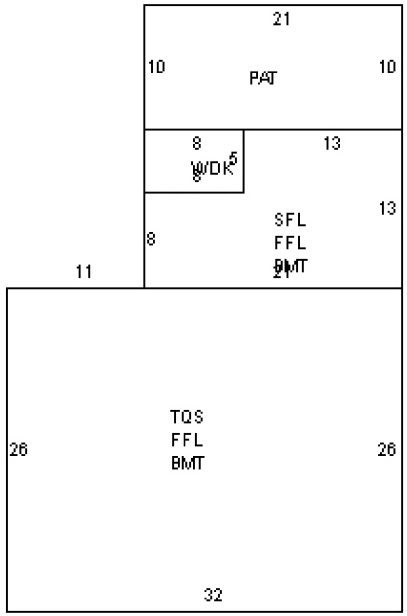
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	125.60
Special Features:	0	Val/Su Net:	108.99
Final Total:	352800	Val/Su SzAd	183.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,065	37.680	40,129
FFL	First Floor	1,065	125.600	133,764
TQS	3/4 Story	624	125.600	78,374
SFL	Second Floor	233	125.600	29,265
PAT	Patio	210	4.040	847
WDK	Deck	40	16.000	640

Net Sketched Area:	3,237			Total:	283,019
Size Ad	1922	Gross Are	3445	FinArea	1922

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

092.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	